



## St. Margarets Court offers in excess of £150,000

- TWO BEDROOMS
- MODERN DECOR
- SPACIOUS LIVING
- BALCONY
- TENANT IN SITU
- EPC Rating: D



 2  1  1





## About the property

### CALLING ALL INVESTORS

Take a look at this beautiful two bedroom flat in Linnet Close offered to the market with tenant in situ. This property benefits from two double bedrooms, spacious living and stunning views. Situated on the first floor, the apartment features an entrance porch, a welcoming hallway, a bright and spacious living and dining room that opens onto a relaxing sitting balcony, a fitted kitchen, two double bedrooms, and a bathroom. The apartment is filled with natural light, creating a warm and airy atmosphere throughout. Viewing comes highly recommended!!!!



## Accommodation

### Entrance

### Lounge

16' 5" x 15' 8" MAX ( 5.00m x 4.78m MAX )

### Kitchen

9' 7" x 6' 2" MAX ( 2.92m x 1.88m MAX )

### Bedroom One

9' 8" x 9' 6" MAX ( 2.95m x 2.90m MAX )

### Bedroom Two

10' 10" x 6' 6" MAX ( 3.30m x 1.98m MAX )

02920 462246

albanyroad@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

**pa** peter  
alan